

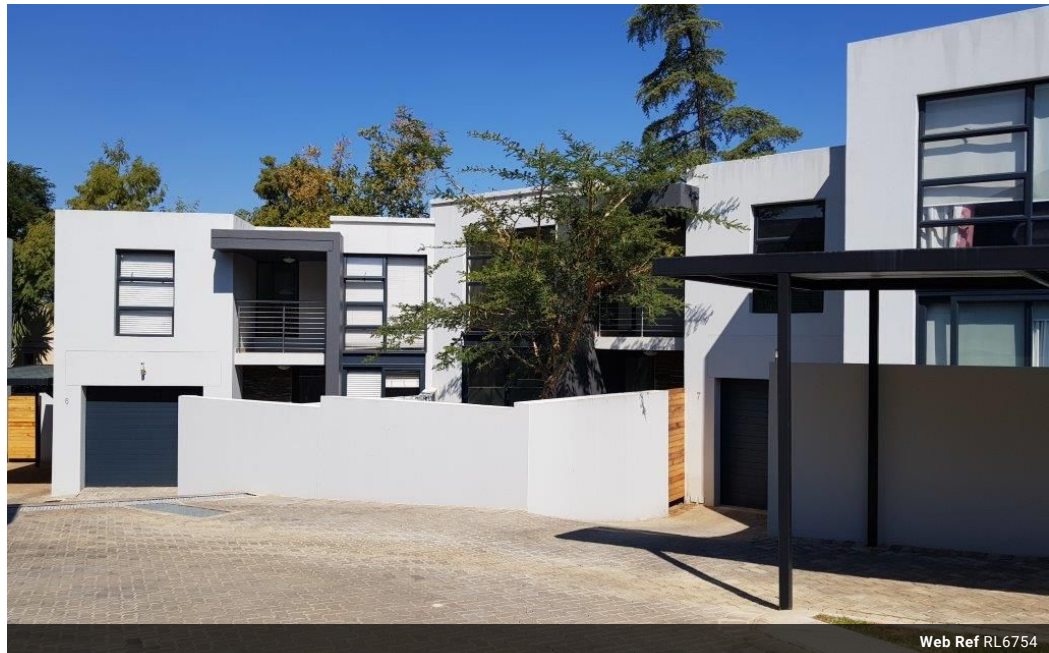


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46 13th Street  
Menlo Park  
Pretoria  
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Web Ref RL6754



R2,250,000

 2  2  1

**Monthly Bond Repayment** R22,463.55

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R95,279.00

**Bond Costs** R36,530.00

These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R1,375.4

**Sectional Title Levy** R1,617.8

### 2 Bedroom Townhouse in Menlo Park - Guared Estate

Excellent investment opportunity. A stunning Townhouse with a rental contract in place.

Situated within a sought-after 24/7 guarded community, this townhouse offers both security and convenience.

As you step inside, you will be captivated by the modern minimalist and chic feel of the space. The open plan kitchen, equipped with a gas stove, is perfect those who love to entertain. With plenty of natural light flooding in and backdoor access to an paved enclosed courtyard. The open plan lounge leads onto a private wooded deck providing a serene and private space to relax or host gatherings.

The townhouse features two spacious bedrooms, one of which boasts a small balcony for you to enjoy your morning coffee or soak in the evening breeze. Both the bathrooms are beautifully designed. The unit is fitted with air conditioning for...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	2
Bathrooms	2
Kitchens	1
Recep. Rooms	1
Furnished	No

#### Exterior

Garages	1
Carports / Parkings	1
Security	Yes
Pool	No
Views	False

#### Sizes

Floor Size	112m <sup>2</sup>
Land Size	2,098m <sup>2</sup>